

SCALE: 1" = 200'

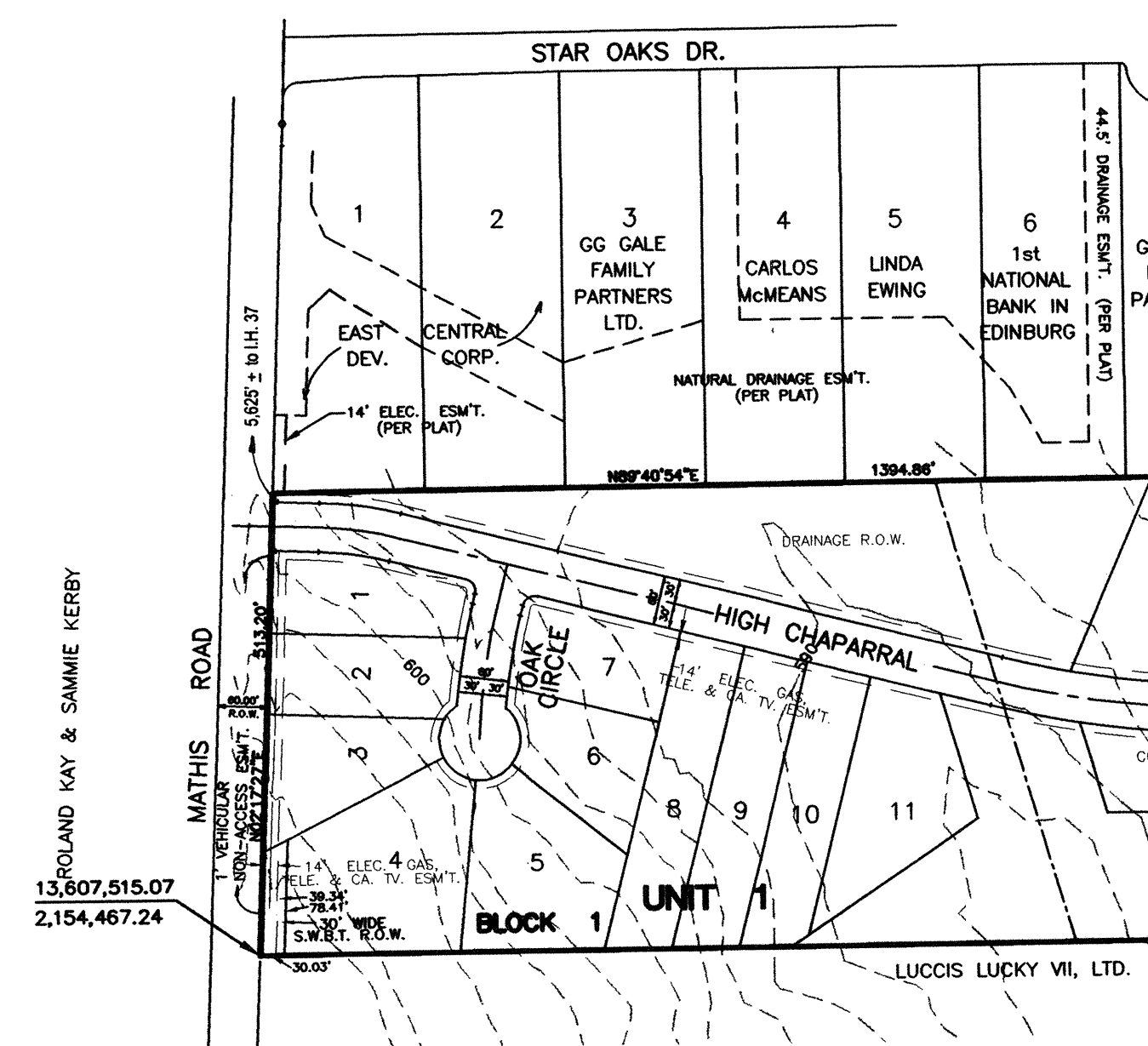
UNIT 1
No. of Lots = 75
Acreage = 60.61 Ac.
Density = 1.24 Unit/Ac.

UNIT 2
No. of Lots = 107
Acreage = 75.77 Ac.
Density = 1.41 Unit/Ac.

RECEIVED
01 FEB 22 PM 3:27
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



ACCEPTED BY
[Signature]
2-21-01
4-23-02

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



SUMMARY
No. of Lots = 182
Acreage = 136.38 Ac.
Density = 1.33 Unit/Ac.

OWNER:
KIMBROUGH-LIBERTY-HOLT PARTNERSHIP
2130 McCULLOUGH
SAN ANTONIO, TEXAS 78212
(210) 735-8977

HIGH CHAPARRAL SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN			
	 M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS (210) 681-2951 MAILING ADDRESS: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250 LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250	DATE	DESCRIPTION
		9/10	REQ. REV.
		6/23	ADDED S.W.B.T. R.O.W.
		1/17/01	LOT CHANGES
		1/26/01	LOT SIZES
		2/01 POADD #	
DRAWN BY: E.C.	DATE: 6/23/99	SHEET <u>1</u> OF <u>1</u>	
CHECKED BY: S.L.V.	JOB NO.: 153704-08		



CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED
01 JAN 29 PM 3:57
DEPT. OF PLANNING
LAND DEVELOPMENT
& SERVICES DIVISION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: January 24, 2001 Name of POADP: High Chaparral
Owners: Kimbrough-Liberty-Holt Partnership Consulting Firm: M.W. Cude Engineers, LLC
Address: 2130 McCullough Address: 10325 Bandera Rd
City/State/Zip: San Antonio, Texas 78212 City/State/Zip: San Antonio, Texas 78250
School District: Southside Phone: 210-681-2951
Existing Zoning: N/A Proposed Zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 2 Units ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: N/A
Ferguson Map Grid pg 784, C#, D2-3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>197</u>	<u>136.38</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>N/A</u>	<u>N/A</u>

Is there a previous POADP for this Site?	Yes		

Name High Chaparral No. 212

Is there a corresponding PUD for this site? Name N/A No.

Plats associated with this POADP or site? Name Unit 1 (in progress) No. 990130

Name No.

Contact Person and authorized representative:

Print Name: Doyle Walsh

Signature: Doyle Walsh

Date: January 24, 2001

Phone: 735-8977


Fax:

- ☒ name of the POADP and the subdivision;
☒ indication of development phases on the POADP;
☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
☒ north arrow and scale of the map;
☒ proposed land use by location, type and acreage;
☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
☒ contour lines at intervals no greater than ten (10) feet;
☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
☒ existing adjacent or perimeter streets;
☒ one hundred year flood plain limits;
☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ (210) 207-7102;
☒ the POADP ☒ does not ☐ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
☒ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
☒ The POADP lies in the Southside School District and they have been contacted concerning this development.
☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Sandra L. Vicars

Signature: 

If you have any questions please call J. Jay at 207-7900
 APPLICATION REVISED October 7, 1999



CITY OF SAN ANTONIO

February 21, 2001

Sandi Vickers
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: High Chaparral

POADP # 699

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed High Chaparral (Amending) Subdivision Preliminary Overall Area Development Plan # 699. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

RECEIVED

FEB 20 PM 3: 22

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

COPIES TO: File

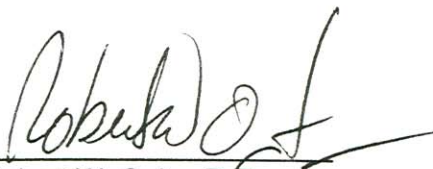
SUBJECT: The High Chaparral Subdivision, POADP

Level I T.I.A.

Date: September 1, 1998

The Streets and Traffic Engineering Division has reviewed the Level-I Traffic Impact Analysis for the High Chaparral Subdivision POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Based on the information provided within the TIA, this property will consist of a residential development with an average of 0.98 homes per acre. It is estimated to generate 142 peak hour trips as outlined in the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through two access points, one on Mathis Road and one on Hickery Shadow.



Robert W. Opitz, P.E.

Chief Engineer, Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 980837

SEE ATTACHMENT
Jodel Lang
2-20-01
cc: ANDY BALLARD
BOB OPITZ

Todd Sang

From: Todd Sang
Sent: Tuesday, February 20, 2001 1:57 PM
To: Michael Herrera
Subject: High Chaparral Subdivision

Mike,
A Level 1 TIA was submitted and approved for the High Chaparral Subdivision in September 1998. The original submittal proposed 139 single family lots.
Although the original POADP has expired, the re-submittal does not show any significant changes that would justify a new TIA. Therefore, the original TIA will suffice for the High Chaparral Subdivision which proposes 107 single family lots with two access points.
I will send you a copy of the approval letter along with this transmittal.
Thanks
Todd



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

01 JAN 30 AM 10:01

RECEIVED
BEXAR COUNTY
PUBLIC WORKS DEPT

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☒ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-25-01

POADP NAME:

High Chaparral (Amending) #612

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On 2-1-01, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Pending on USSF comments (1) thru (4) as
noted on the POADP.

Amos de Escobar

Signature

Civil Engineer

Title

2-1-01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-25-01

POADP NAME: High Chappel (Amending) ⁰⁶¹²

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

NIR

ETJ

Signature

Title

Date

May 8, 2000 MH Jr.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-25-01

POADP NAME: High Chapparral (Amending)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.



☒ I recommend approval



☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: THERE ARE NO ROADWAYS, AS IDENTIFIED BY THIS
PROPOSED PLAT, ON THE MTP.

[Signature]
Signature

Planner
Title

01-30-01
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-25-01

POADP NAME:

High Chaparral (Amending # 612)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]

Signature

SE-Engr. Associate

Title

2/12/01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

RECEIVED JAN 26 2001

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-25-01

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

01 FEB 13 PM 12:45

RECEIVED

POADP NAME: High Chappel (Amendment #6)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Coordinate tree preservation

Okred

Signature

City Arborist

Title

2/12/01

Date



M.W. CUDE ENGINEERS, L.L.C.
OPERATING ACCOUNT
10325 BANDERA RD.
SAN ANTONIO, TX 78250

DATE	INVOICE	AMOUNT

30-669/1140

0550

01017305828003

PAY *Three hundred eighty one and 10/100*

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	DOLLARS
1/19/01	City of San Antonio	POADDP fee 153704	530	\$ 381.10

HIGH CHAPARRAL P.O.D.P.



SAN ANTONIO, TEXAS 78207

Judy A. Cude

⑈000550⑈ ⑆114006699⑆ ⑈0 043 389⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2083300

AMT ENCLOSED

50-04-5573
M.W. CUDE ENGINEERS LLC
10325 BANDERA ROAD
S.A. TX. 78250

AMOUNT DUE 381.10
INVOICE DATE 1/25/2001
DUE DATE 1/25/2001

PHONE: 000 - 0000

POADP
HIGH CHAPARRAL

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 1/25/2001 INVOICE 2083300 ACCOUNT 50-04-5573 DUE DATE 1/25/2001 OFFICE HOURS 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 01/24/2001 CK#0550 HIGH CHAPARRAL
END 01/24/2001

PREVIOUS BAL 0.00 CURRENT CHARGES 381.10 NEW BALANCE 381.10 TOTAL AMT DUE 381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1
↓



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
(210) 681-2951

Memo

RECEIVED

01 JAN 29 PM 3: 57

TO: Dept. of Planning
114 W. Commerce, 4th Floor
Mike H.

DATE: DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
SUBJECT: High Chaparral Subd.

Preliminary Overall Area Development Plan/Planned Unit Development

8 - Revised Copies of the P.O.A.D.P

1 - New Application

Revised copies to reflect correction of lot size to meet Bexar County Septic System

Standards

Please process for approval

Sandra Incales

Pandi

SIGNED



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
(210) 681-2951

Memo

RECEIVED

01 JAN 19 PM 4: 24

TO: Dept. of Planning
Main Plaza/ 4th Floor
Mike Herrera

DATE: January 19, 2001
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
SUBJECT: High Chaparral

Preliminary Overall Area Development Plan

8- Copies of the Revised P.O.A.D.P.

1- Check in the amount of \$381.10 for fees

1 - Revised Application

Need Approval

Sandra Incales

Pandi

SIGNED



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO:

Dept. of Planning

Main Plaza/ 4th Floor

Mike Herrera

DATE:

February 22, 2001

SUBJECT:

High Chaparral

Preliminary Overall Area Development Plan

6- Copies of the Revised P.O.A.D.P.

As per our conversation this a.m.

→
FOLD

←
FOLD

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

01 FEB 22 PM 3:27

RECEIVED

Sandra Gonzalez

Dondi

SIGNED